

# FOR LEASE



OAKHURST  
REALTY  
PARTNERS

120 W Trinity Place, Decatur, GA 30030

*2nd Generation Retail  
Spaces Now Available*



## OVERVIEW

- » Suite A: 4,253 SF and Suite D: 2,913 SF
- » Large wraparound patios
- » Ideal space for restaurants, retailers and medical office
- » Exhaust chases and grease traps in place
- » Active business district - heavy pedestrian traffic
- » Adjacent to Decatur Square, Dekalb Courthouse and Agnes Scott College
- » Emory Nursing School Nearby
- » Co Tenancy includes: Highland Yoga, WeWork, La Chiquiada Cantina, Egg Harbor and SalonLofts
- » Excellent corner visibility and signage opportunity



**FOR MORE INFORMATION, PLEASE CONTACT:** Todd Semrau | 404-371-4100 | tsemrau@oakrep.com

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.

# 120

## Retail Availabilities

Space D  
2,913 SF  
Available



Space A  
4,253 SF  
Available

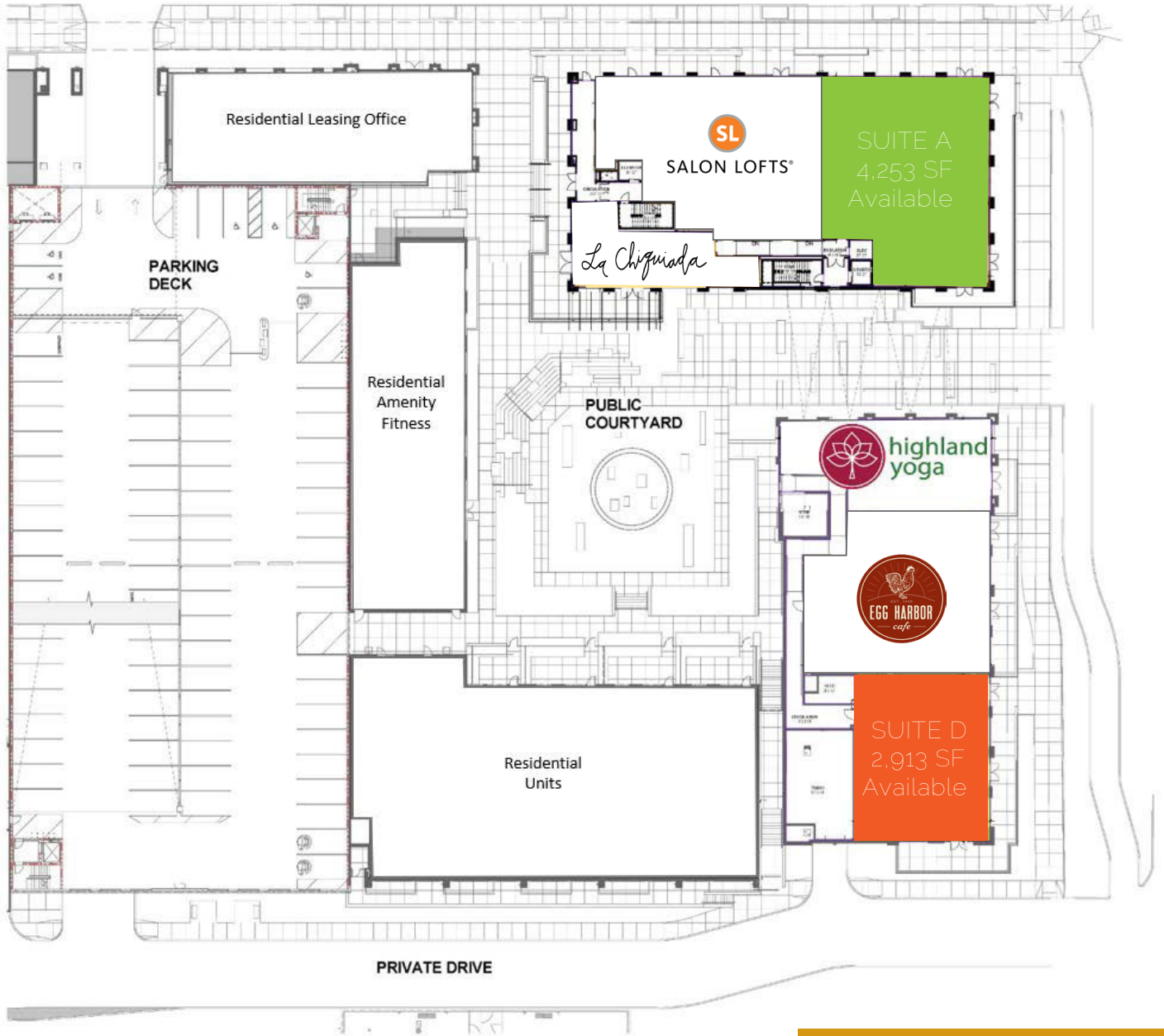
SL  
SALON LOFTS\*

SL  
SALON LOFTS\*

La Chiquitita



WEST TRINITY PLACE



NORTH McDONOUGH STREET

PRIVATE DRIVE

AVAILABLE SPACES

A	-	4,253 SF
A2	-	SALON LOFTS
A3	-	SALON LOFTS
A4	-	LA CHICUIADA
B	-	HIGHLAND YOGA
C	-	EGG HARBOR
D	-	2,913 SF
		TOTAL
		7,166 SF

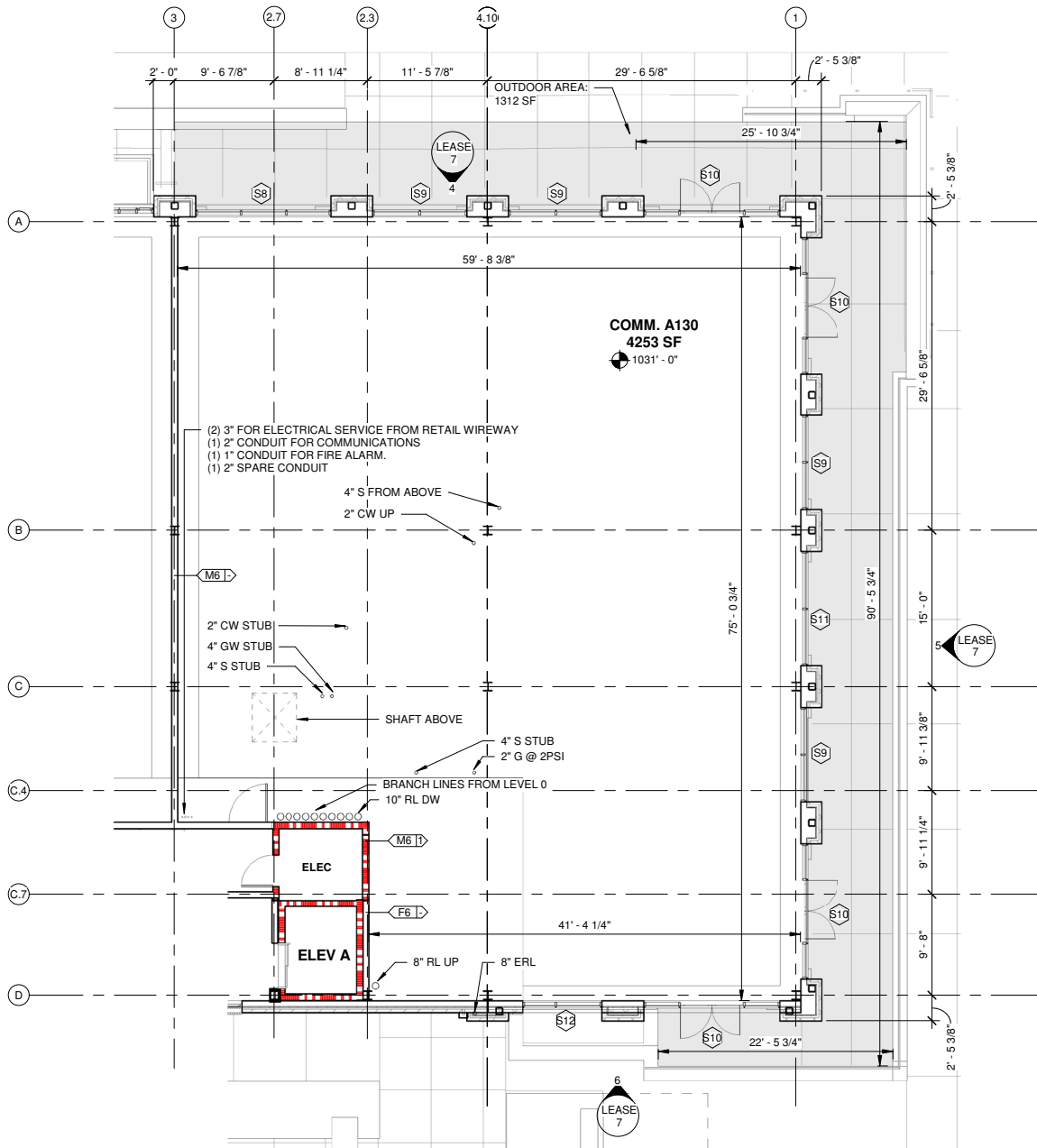
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## Downtown Decatur 2<sup>nd</sup> Generation Retail Spaces

120 W. Trinity Place, Decatur, GA 30030

### Suite A





## *One-of-a-Kind Expansive Patio*

- » High visibility
- » Connection to the street
- » Perfect for outdoor dining
- » Elevated with great views of Downtown Decatur



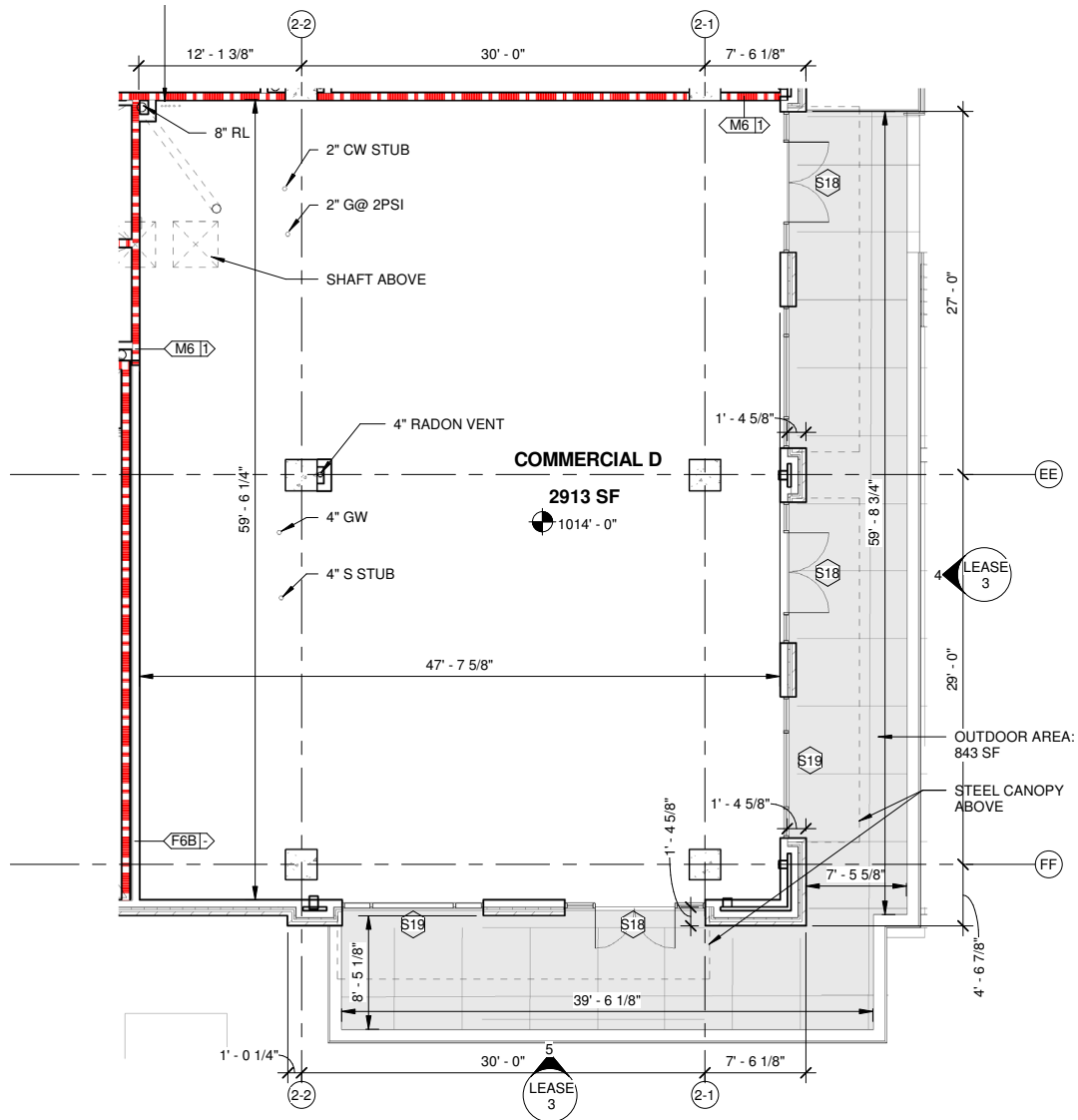
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## Downtown Decatur 2<sup>nd</sup> Generation Retail Spaces

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### Suite D



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## Downtown Decatur 2<sup>nd</sup> Generation Retail Spaces

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### Walker's Paradise

AMLI Decatur is well located in Downtown Decatur and within walking distance to dozens of unique restaurants and retailers, including No. 246, Brick Store Pub, Saponi di Napoli, Victory Sandwich Bar, Leon's Full Service and Savi Provisions. In addition, Decatur City Hall and the DeKalb County Courthouse are within a few blocks. The location is considered "Walker's Paradise" with a score of 96 and allows easy access to the Decatur MARTA rail station, and Agnes Scott College on foot.

1. Grindhouse Killer Burgers
2. Chick-fil-A
3. Jeni's Splendid Ice Cream
4. Iberian Pig
5. Victory Sandwich Bar
6. Leon's Full Service
7. Brick Store Pub
8. Parker's On Ponce
9. No. 246
10. Saponi di Napoli
11. Kimball House
12. Folk Art
13. Savi Provisions
14. Chipotle
15. CVS Pharmacy
16. Effin Egg
17. J. Christopher's

# Decatur

*by the Numbers*

## Education

Decatur residents have one of the highest education levels in the Metropolitan Atlanta area.

## Population Density

The city of Decatur holds a higher population density than the city of Atlanta.

## Top Talent

Emory University 15,250 students  
Agnes Scott 950 students

## Daytime Population

Downtown Decatur attains a daytime population of roughly 30,000. A 3-mile ring boasts over 85,000 daytime population.

## Top Employers

Top area employers include:  
Emory University (13,000 faculty/staff), DeKalb County (12,000 faculty/staff), Emory Healthcare (15,000 staff), Centers for Disease Control and Prevention (15,000 staff).

# 300,000

Estimated population includes more than 300,000 residents within a 5-mile radius surrounding the area.



# Demographics

	1 MILE	3 MILE	5 MILE
Estimated Population (2017)	16,499	108,747	329,945
Projected Population (2022)	17,627	114,278	348,114
Projected Population Growth (2017-2022)	1.08%	1.08%	1.08%
Average Household Income (2017)	\$113,803	\$93,334	\$86,554
Households (2017)	7,648	48,123	148,074
Median Household Income (2017)	\$78,517	\$58,558	\$56,026
Median Household Income (2022)	\$91,490	\$70,181	\$66,114
Median Age	39.5	36.4	35.6

Demographics Source: ©2013 Sites USA

100



Walk Score\*: 96

\*Walk Score generated by WalkScore.com for East Court Square, Decatur.

